

June 30, 2023

Ms. Janis Powers, Ward 2
Planning Commissioner
City of Oklahoma City
425 West Main Street, 9th Floor
Oklahoma City, OK 73102

Dear Commissioner Powers:

This letter is to object to SPUD-1540. The builder has applied to change zoning to place two apartment buildings with eleven units on what is basically a corner home lot in size. They don't have enough space for adequate parking. They have to push in every direction against standard setback space and height. The land is the least restrictive R-4 and still won't accommodate their big complex. It's too big for the place. This density will cause more cars to park on the street and push parking into Crown Heights. It will cause more traffic that creates safety issues for students, residents, Western Avenue visitors, and others. This comes at a time that Westminster School will likely change the carpool path away from Shartel south of the campus to another street, perhaps NW 43rd. Maybe they should put this ultra-density complex somewhere else like downtown.

The project creates other concerns. There's no good placement for a commercial dumpster. The alley way in the middle is only 20 feet wide and would make garage parking difficult at best. It towers over the abutting historic preservation district of Crown Heights. I am concerned it could turn into an AirBnB facility and become a quasi-motel within a neighborhood. Most all the land will have impermeable surfaces so drainage will be worse as it flows nearly a half mile to the east to Deep Fork Creek. All of this sets a bad standard for us going forward as it diminishes the neighborhood character as it blows past all the reasonable standards in our zoning codes. The residents and homeowners that have maintained this beautiful and historic neighborhood should have property protection rights.

I understand that the area is popular and some old dilapidated homes are being razed near Western Avenue to build larger, new homes, which means this property will likely have something else built on it. But this proposal is too big. The builder should stay within the least restrictive R-4 zoning so that undue safety and neighborhood quality issues are not unfairly created.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gayla Kubecka". The signature is fluid and cursive, with the first name "Gayla" being more prominent than the last name "Kubecka".

Gayla Kubecka
807 NW 47th Street
Oklahoma City, OK 73118